



**HELSTON TOWN COUNCIL *Konsel
an Dre Hellys***

The Guildhall, Helston, Cornwall, TR13 8ST

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22nd December 2023

To: The Chair and Members of the Planning & Licensing Committee

cc: Members of the Council for information

Dear Councillor,

A meeting of the Planning & Licensing Committee will be held in The Guildhall, Helston on **THURSDAY 4TH JANUARY 2024 at 6.15p.m.** for the purpose of transacting the under mentioned business.

Yours sincerely,

Pamela Lavelle
Town Clerk

A G E N D A

1. Apologies for absence.
2. Declarations of Interests and Dispensations
 - (a) Members to declare interests in respect of any item on this Agenda.
 - (b) To consider requests from Members for dispensations.
3. To approve and sign the Minutes of the Planning & Licensing Committee Meeting held on 7th December 2023 (**Page 3**).
4. Matters Arising from the 7th December 2023 Minutes (for information exchange only).
5. At this juncture the Meeting will adjourn for a period of up to ten minutes to permit Cornwall Councillors present to make observations in respect of any items on this Agenda.

6.
 - (a) To receive planning applications listed as 'Category I' (**Page 7**).
 - (b) To consider planning applications listed as 'Category II' (**Page 8**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 9**).
 - (d) To receive a report on attendance at Planning Meetings.
 - (e) To receive correspondence and information relating to planning applications, appeals and other planning matters.

7. To consider premises licence application as listed. (**None**)

8. Exclusion of the Press and Public

If there are any, the Committee is invited to pass the following resolution:-

"That pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act, 1960 the press and public be excluded from the Meeting for the following item of business by reason of the confidential nature of the business to be transacted."

9. To consider potential planning enforcement matters (if any).

MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 7TH DECEMBER 2023 AT 6.15 PM

Councillors: G T Looker in the Chair

RJL Boase
P Andrew

P Webb

D Willey

Officers: Miss A D Retallack (Deputy Town Clerk)

216. Absent Without Apologies

Councillor Martin was absent without submitting apologies.

217. Minutes

On the proposition of Councillor Willey, seconded by Councillor Andrew, it was unanimously

RESOLVED – that the Minutes of the Meeting held on 2nd November 2023 be approved and signed as a true record.

218. Matters Arising

The Deputy Town Clerk read an email from Cornwall Councillor Thomas with a summary of his investigations into the enforcement item.

219. Planning Applications

Category I

Recommendation

a. Planning Application PA23/08829

Application Type: Full Application

Demolition of existing outbuildings and erection of a replacement grounds maintenance shed.

Helston Bowling Club, Monument Road, Helston

For Mr I Wass

Decline to comment as comment as land owner

b. Planning Application PA23/07056

Application Type: Full Application

Demolish two buildings and replace the Scout

Hut/Community Hall and erection of community cafe Helston And District Pigeon Club Coronation

Gardens Meneage Street Helston

For Miss Charlotte Caldwell Helston Town Council

Decline to comment as applicant

c. Planning Application PA23/08523

Application Type: Full Application

Window Repair/Replacement

Meneage House Meneage Parc Helston Cornwall

For Mr Caius Simmons LiveWest Homes Limited

Approval

d. Application PA23/08524
Application Type: Listed Building Consent
Listed Building Consent for window repair/replacement
Meneage House Meneage Parc Helston Cornwall
For Mr Caius Simmons LiveWest Homes Limited **Approval**

e. Application PA23/07558
Application Type: Listed Building Consent
Listed building consent: Works to the chimney stack,
remove the top three courses of brick, install a DPC
tray, rebuild the top three courses of brick using existing
or matched bricks, reform the crown
48 Church Street Helston Cornwall TR13 8TQ
For Mr Robin Cowen **Approval**

The delegated decisions of the Chair and Vice-Chair were noted and it was accepted that the Cornwall Council Planning Officer be notified of the recommendations accordingly.

Category II

f) Planning Application PA23/08699
Application Type: Full Application
Proposed storage container and replacement flood light lamps
Helston Football Club, Clodgey Lane, Helston
For Mr P Hendy

Councillor Andrew gave a presentation.

Following a debate, it was proposed by Councillor Andrew, seconded by Councillor RJJ Boase, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA23/08699.

g) Planning Application PA23/08745
Application Type: Full Application
Single storey rear extension and change of use
of the garage into bedroom and ensuite
55 Gwarth An Drae, Helston, Cornwall
For Natasha Swalwell

Councillor Webb gave a presentation.

Following a detailed debate, it was proposed by Councillor RJJ Boase, seconded by Councillor Webb, and unanimously

RESOLVED – that the Town Council recommended refusal of Application PA23/08745 but would be minded to recommend approval if the 50mm gap between the walls of number 55 and number 53 (created by the proposed extension) either be made of an adequate distance to enable maintenance or become properly attached. The Town Council is also concerned about the loss of parking at the property that will encroach on the cul de sac.

- h) Planning Application PA23/05240**
Application Type: Full Application
Change of use of first and second floor to two
Apartments, installation of an external door on the
East elevation, installation of an external door on
the south elevation and internal alterations to the
ground-floor & associated works
Head Rush 24 Coinagehall Street Helston Cornwall
For Golland & Colby Property Services Ltd

And

- i) Planning Application PA23/05241**
Application Type: Listed Building Consent
Works associated with the change of use of first
and second floor to two apartments, installation
of an external door on the east elevation, installation
of an external door on the south elevation and
internal alterations to the ground-floor & associated works
Head Rush 24 Coinagehall Street Helston Cornwall
For Golland & Colby Property Services Ltd

Councillor Willey gave a presentation.

Following a detailed debate, it was proposed by Councillor Willey, seconded by Councillor Looker, and unanimously

RESOLVED – that the Town Council recommended refusal of Applications PA23/05240 and PA23/05241 due to concerns regarding the safety of the added ground floor external door with an exit directly onto Upton Ope, which is used by vehicles and pedestrians.

The Town Council also notes that the proposed external access is not accessible to those with limited mobility.

Should the planning officer be minded to recommend approval of these applications the Town Council request that the matter be called in to the West Sub Area Planning Committee as the Town Council remains extremely concerned about public safety in respect of access and egress through the external door.

220. Planning Decisions

Details of Planning Decision Notices received since the last Meeting were tabled and noted.

Meeting closed at 7.05 pm.

Confirmed

Chair

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PLANNING APPLICATIONS**CATEGORY I****Recommendation**

- | | |
|--|---|
| <p>1. Planning Application PA23/09895
Application Type: Trees in a Conservation Area
Works to Tree in a Conservation Area (TCA) –
T1 Cherry - Fell and grind down stump.
Meneage Green, Meneage Road, Helston
For Melissa Benyon Helston Downsland Trust</p> | <p>Decline to comment due to
fettered interest</p> |
| <p>2. Planning Application PA23/09833
Application Type: Full Application
Alterations and Extensions to dwelling
The Little House St Johns Road Helston Cornwall
For Mr & Mrs Fell</p> | <p>Approval</p> |
| <p>3. Planning Application PA23/10013
Application Type: Full Application
Phase 1 of the Repairing and Reimagining, comprising
repairs and remedial works to existing building
including installation of 3no. conservation style
rooflights and replacement of existing rooflights.
Helston Town Council The Guildhall Market Place Helston
For Helston Town Council</p> | <p>Decline to comment as
applicant</p> |
| <p>4. Planning Application PA23/10014
Application Type: Listed Building Consent
Listed building consent for Phase 1 of the Repairing and
Reimagining, comprising repairs and remedial works to
existing building including installation of 3no. conservation
style rooflights and replacement of existing rooflights.
Helston Town Council The Guildhall Market Place Helston
For Helston Town Council</p> | <p>Decline to comment as
applicant</p> |
| <p>5. Planning Application PA23/09551
Application Type: Non Material Amendment
Proposal Non amendment to Decision Notice PA23/01438
dated 30/05/2023 namely addition of small sun room to
rear elevation to plot 5 only
Plot 5 Land Adjacent Channel View Gander Lane Helston
Applicant Mr Barnes</p> | <p>Approval</p> |
| <p>6. Application number: PA23/08745
Application Type: Full application
Proposal: Single story rear extension and change of
use of the garage into bedroom and ensuite
55 Gwarth An Drae Helston Cornwall TR13 OBS
For Natasha Swalwell</p> | <p>No material change, previous
recommendation applies.</p> |

CATEGORY II

7. Application Number PA23/07711
Application Type: Tree Preservation Order
Works to trees subject to a Tree Preservation Order
(TPO), works include fell Ash Tree
29 Parc An Dower Helston Cornwall TR13 8AQ
For Mrs Andrea Deeley

Councillor RJL Boase

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

Planning Application PA23/06138

Construction of three bungalows (substitution of house type on approval W2/PA88/01512/S02 from houses to bungalows)

Plots 65-67 Land East Of Fallow Road Helston Cornwall
For C Hunt

Planning Application PA22/11325

Demolition of existing dwelling & construction of five dwellings & associated works.

Fearnmore Falmouth Road Helston Cornwall TR13 8QT
Mr K Day

Planning Application PA23/08829

Demolition of existing outbuildings and erection of a replacement grounds maintenance shed
Helston Bowling Club Monument Road Helston Cornwall TR13 8EU

For Mr Ian Wass

REFUSED

None

WITHDRAWN

Planning Application PA23/08523

Window Repair/Replacement

Meneage House Meneage Parc Helston Cornwall TR13 8FH
For Mr Caius Simmons

Planning Application PA23/08524

Listed Building Consent for window repair/replacement

Meneage House Meneage Parc Helston Cornwall TR13 8FH
Mr Caius Simmons

SCREENING OPINION – EIA NOT REQUIRED

None.

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

None

S52/S106 AND DISCHARGE OF CONDITION OF APPS

None

CLOSED ADVICE GIVEN

PA22/02108/PRE

Pre-application advice for replacement of timber windows.

Meneage House Meneage Parc Helston Cornwall TR13 8FH

For Ms Sophie Hughes

PREMISES LICENCE APPLICATIONS

None